

AIRPORT LAND USE COMMISSION

MARCH 16, 2005

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

PRESENT: COMMISSIONERS JAMES GLEIM, JIM HEGGARTY, TERRY ORTON, RICHARD POTTRATZ, ROBERT TEFFT, AND CHAIRMAN ROGER OXBORROW

ABSENT: COMMISSIONER GERRIT VANDERZIEL

STAFF: BILL ROBESON, AIRPORT LAND USE COMMISSION PLANNER
WARREN HOAG, PRINCIPAL PLANNER

The meeting is called to order by Chairman Oxborrow.

The following action minutes are listed as they were acted upon by the Airport Land Use Commission (ALUC) and as listed on the agenda for the Regular Meeting of March 16, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

Roll Call:

Chairman Oxborrow questions if staff has any agenda changes. Bill Robeson states he has revisions to Item No. 4 that will be discussed when the item is heard; and no other changes.

Public Comment: None

1. **Minutes** of the February 16, 2005, meeting are submitted for approval. **Thereafter, on motion of Commissioner Gleim, seconded by Commission Tefft and carried in the absence of Commissioner Vanderziel, the minutes of February 16, 2005, are approved as presented.**
2. **Staff updates:** Bill Robeson states Discussion item 5 will include an update of the City Council meeting of March 15, 2005, that dealt with the endorsement of work between City and County staff with the proposed ACOS (Airport Compatible Open Space Plan) and proposed amendments to San Luis Obispo Airport Land Use Plan (ALUP); no other updates to report.
3. This being the time set for hearing for **THE DRAFT MARGARITA SPECIFIC PLAN**; a mandatory referral from the City of San Luis Obispo for a determination of consistency or inconsistency of a specific plan project located in the City of

San Luis Obispo (Michael Codron, City of San Luis Obispo Planner).

Bill Robeson states the Airport Land Use Commission (ALUC) has reviewed this plan extensively. He states he has met with the City staff regarding issues with density, location, and commercial proposals. The Draft Margarita Specific Plan is now brought back to the ALUC for a consistency determination and notes this is a mandatory referral required by the Public Utilities Code. He discusses the finding in the staff report for protecting the long-term viability of the Airport, insuring compatible land uses, and promoting safety of the community. He recommends a consistency determination and states he is available for questions.

Commissioner Pottratz states he is not comfortable with the density calculations in the Business Park zoning of the plan. He discusses the restriction for 40 persons/acre, but states if calculated by the floor area, the number increases.

Bill Robeson defers to Mike Drazé, for further explanation.

Mike Drazé, City of San Luis Obispo/Deputy Director of Long Range Planning, explains the City's Development Review process, and the more restrictive rules that will apply when application is processed.

Commissioner Pottratz states applicants will seek the maximum utilization out of their property and this language will leave room for more people. Commissioners and City Staff further discuss this matter. Commissioner Pottratz recommends changes to the language on Page 27, Section 2.6.5a of the Plan.

Mr. Drazé states the document can be amended; comments on the extended process to amend the document, and feels the City calculates differently and restrictions will prohibit exceeding the calculation issues.

Commissioners further discuss the development in the Margarita area business district, document consistency, zoning, and concentration of people at these businesses. Commissioner Pottratz questions if there is comparison numbers where this zoning has been applied elsewhere; Mike Drazé responds this is the first area for the Business Park zoning application. Commissioners and City Staff further discuss this matter.

Thereafter a motion by Commissioner Tefft, seconded by Commissioner Heggarty to find the Draft Margarita Area Specific Plan consistent with the San Luis Obispo ALUP is discussed.

Commissioner Pottratz feels the floor ratios are excessive and expresses his concerns. Commissioner Heggarty questions if this matter can be looked at, at a later date when there is development in this area.

Bill Robeson states he does not know the City process in this area. He further

states the goal was to get this Plan and the ALUP consistent without project referrals and get numbers in the design of the Specific Plans allowing the City to implement the restrictions of the ALUC.

Commissioner Gleim questions why the change cannot be added; Staff responds the restriction is in the document. Chairman Oxborrow concurs, and states 40 persons/acre is written in ALUP and feels the restrictions will apply; matter if further discussed. Commissioner Tefft discusses the option for the City to return in a year with density reports.

Michael Codron, City Planner, states they would be glad to bring the density report back and assures the Commission that the ALUP restrictions with the City will counter excessive density in floor ratio.

Matter is further discussed, thereafter on motion by Commissioner Tefft, seconded by Commissioner Heggarty, this commission determines that the above referenced project is consistent with the San Luis Obispo County Regional Airport Land Use Plan, and is referred back to the City of San Luis Obispo, based on the recommendations in the staff report:

Ayes: Commissioners Tefft, Heggarty, Gleim, and Chairman Oxborrow

Noes: Commissioner Pottratz

Abstain: Commissioner Orton

Absent: Commissioner Vanderziel

(Document No. 2005-002)

4. This being the time set for hearing to consider a mandatory referral from the **City of San Luis Obispo (Applicant: Kelly Gearhart)** for a determination of consistency or inconsistency of a General Plan Amendment, Rezone and Subdivision (an Annexation will also take place). The 25.6 acre parcel will be subdivided into 5 lots and the zoning will be changed from Agriculture (AG) to Service Commercial and Open Space (SC-OS). The Subject parcel is located approximately 1,500 feet north of the intersection of Los Osos Valley Road and Highway 101 within the City of San Luis Obispo. Pam Ricci, Project Manager/City Application No. 237-04.

Bill Robeson describes the above project with overhead displays. He states this is a mandatory referral to propose annexation to the City and allow for a General Plan zoning change from AG (Agriculture) to Service Commercial and Openspace. He describes the proposed use for either an expansion of the Auto Parkway or new vehicle dealerships. He discusses the correction to the staff report, Page 1, description to be corrected to read: General Plan Amendment"; and page 4-2, paragraph 1 to line 2 change the area to read: Safety Area 1-b. He further discusses density and safety requirements, noise compatibility, recommends a finding of consistency and states he is available for questions.

Commissioner Tefft questions if the Dalidio property is to the north.

Mike Drazé, City of San Luis Obispo Deputy Director of Long Range Planning, responds yes, and further discusses the location and area of open space. Commissioners further discuss the areas designated as Openspace and how the conditions for Openspace will be applied.

Michael Codron discusses the three areas outside the City limits: the Dalidio, McBride and Madonna gap properties. He discusses the General Plan annexation for these properties, stipulations for open space, and preservations for agriculture in that area. He further discusses zoning and development that will occur, and reserve space and criteria for other ALUC referral requirements.

Jamie Kirk, Agent representing the applicant, clarifies the zoning under the City's existing General Plan, discusses the open space area and project proposal. She feels Bill Robeson has described the project fully and states she is available for questions.

Commissioner Tefft discusses the issue with page 4-2 under Safety and Airspace protection; indicates there are provisions of the ALUP that would be established with regard to this property and discusses issues with ALUP restrictions. Commissioners further discuss this matter and agree to strike the last sentence in policies S-2, S-3, and A-1.

Mike Drazé states they do not condition General Plan amendments and further discusses the issue with the language in the above reference.

Thereafter a motion by Commissioner Orton, seconded by Commissioner Tefft to find this project consistent with the San Luis Obispo ALUP is discussed and changes are clarified. Commissioner Gleim discusses the Safety Policies and notes his concerns with accidents in this airport area.

Thereafter on motion of Commissioner Orton, seconded by Commissioner Tefft and carried in the absence of Commissioner Vanderziel, to find the above item consistent with the San Luis Obispo County Regional Airport Land Use Plan and is referred back to the City of San Luis Obispo, based on the recommendations in the staff report and with correction to the Finding on page 4-1, line 1 to read: "The proposed General Plan Amendment ..." and correction to page 4-2, paragraph 1, line 2 to read: "...in Safety Area 1-b "Other personal, consumer, or business service" uses are compatible (if the non-residential density requirements set forth in Table 10 are met)"; and on Page 4-2 delete the last sentence in Safety Policy S-2, S-3 and Airspace Protection Policy A-1." (Document No. 2005-003)

Afternoon meeting recess
Meeting resumes

Discussion items:

5. San Luis Obispo City Council hearing March 15th status report from ALUC and City Staff.

Bill Robeson states the City will give an informal presentation on the proposed amendments to the ALUP. He states the City, himself and subcommittee members have been working together to resolve issues with the plan. He updates the ALUC on the City Council meeting last night and presentation given by City staff on the ACOS plan and proposed changes to the ALUP. He asks the ALUC to allow the City staff, himself, and subcommittee members to continue to work on through issues that arise.

Chairman Oxborrow questions if the existing subcommittee members would continue; with Commissioners Tefft, Orton and Pottratz agreeing they would continue to work with City Staff on this matter.

Michael Codron, SLO City Planner, discusses last night's City Council meeting; the draft plan submitted to the City Council (distributed to the ALUC today); and feels the ACOS plan is a positive motion forward. He comments on the density adjustments in ACOS plan, the Airport Area Plan work that has been done, and comments on work accomplished with the subcommittee and County Staff. He discusses the ALUP and inconsistencies with the City's General Plan, discusses issues with the People's Self Help Housing project; zoning regulation issues, density issues with development along the South Higuera corridor area. He further discusses State housing law requirements; the nonconforming standards in the ALUP, and efforts for more relaxed non-residential density standards. He discusses recommended changes to the ALUP to eliminate the individual project referrals. He concludes with a request for the ALUC to reappoint the same subcommittee members to work through the City's proposals to amend the ALUP and return to the ALUC next month with these recommendations.

Chairman Oxborrow reappoints the subcommittee of Commissioners Tefft, Orton and Pottratz, and directs the subcommittee, Bill Robeson/County staff, and the City staff to work through proposed ALUP amendment issues.

6. Proposed ACOS (Airport Compatible Open Space Plan) status.

Bill Robeson distributes the City's proposed ACOS plan (Exhibit A).

Michael Codron, City Planner, discusses the ACOS plan distributed today and requests action by the ALUC at the April 20, 2005, meeting. He states the document was reviewed by the City Council; he describes the document and revisions, and requests input from the ALUC on this plan. He discusses the conservation easement; notes he has 3 copies of the 'Preserving Family Land' documents available for the ALUC regarding preserving open space and strategies of conservation easements (legal instruments to protect the land).

Commissioner Pottratz discusses conservation easements.

Mike Drazé discusses future conservation easements that would be included in certain areas.

Michael Codron continues his presentation on preparing the ACOS discussing the airport accident criteria taken from the CalTrans handbook and City GIS, and states he is available for questions.

Commissioner Tefft comments on the review of the document and explains where he would like to see stronger intent language in the plan.

Michael Codron discusses areas to respond to language changes.

Commissioners further discuss reserve space requirements, using actual crash data from the San Luis Obispo Airport, concerns with increased density around Airport area and protection of reserve spaces. Commissioner Pottratz expresses his concern with approving an ACOS Plan with reserve spaces that do not meet the ALUP requirements, and a plan that will allow increased density throughout the City that will be permanent. Commissioner Heggarty concurs with Commissioner Pottratz, states he would like to see the restrictions applied in reverse of the proposed plan because once density occurs it will be hard to change. Commissioners further discuss implementing document policy, open space issues and conservation easements.

Bill Robeson further comments on ACOS implementation and insuring that this plan works.

Michael Codron discusses multiple functions of Openspace and proposed development waiting for this ACOS plan to be approved.

Commissioner Pottratz questions what type of development will ensure that reserve spaces will remain; Michael Codron responds with requirements of Airport Area Specific Plan.

Mike Drazé comments on Open space and development proposals, and further discusses assurance of open space protection.

Bill Robeson recommends having the subcommittee work through the above issues and report to back to the ALUC and City Council.

Commissioner Gleim concurs with Commissioners Heggarty and Pottratz; that this ACOS plan needs leverage and clear understanding. Commissioner Tefft requests the Laguna Lake area be extended to include the whole park, and

remain as open space.

Michael Codron agrees to the request by Commissioner Tefft and assures the ALUC that if a proposed development does not meet the ACOS plan then it will be referred back to the ALUC. He further discusses the reserve space protection and comments on the development projects waiting to be processed that are pending this ACOS plan.

Chairman Oxborrow feels the city has direction from the ALUC and states this Commission needs additional time to review the ACOS document distributed today; no action taken.

There being no further business, this meeting is adjourned to April 20, 2005, at 1:30 p.m., in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary
Airport Land Use Commission